033.0	0002	0001.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,044,400 /	1,044,400
					USE VALUE:	1,044,400 /	1,044,400
					ASSESSED:	1,044,400 /	1,044,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	22-26 SUNNYSIDE AVENUE LLC
Owner 2:	
Owner 3:	
Street 1:	22 SUNNYSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ALLEN HAROLD J ETAL/TRUSTEES -
Owner 2:	SUNNYSIDE AVE 2016 REVOCABLE -
Street 1:	PO BOX 133
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 11,556 Sq. Ft. of land mainly classified as Auto Repair with a Repair Gar. Building built about 1957, having primarily Conc. Block Exterior and 7232 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
332	11556.000	513,600	13,100	517,700	1,044,400
Total Card	0.265	513,600	13,100	517,700	1,044,400
Total Parcel	0.265	513,600	13,100	517,700	1,044,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 144.41 | /Parcel: 144.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 033.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	332	FV	513,600	13100	11,556.	509,200	1,035,900	1,035,900	Year End Roll	12/18/2019
2019	332	FV	515,700	13100	11,556.	475,300	1,004,100	1,004,100	Year End Roll	1/3/2019
2018	332	FV	515,700	13100	11,556.	424,300	953,100	953,100	Year End Roll	12/20/2017
2017	332	FV	515,700	13100	11,556.	373,400	902,200	902,200	Year End Roll	1/3/2017
2016	332	FV	456,100	13100	11,556.	280,100	749,300	749,300	Year End	1/4/2016
2015	332	FV	430,500	13100	11,556.	254,600	698,200	698,200	Year End Roll	12/11/2014
2014	332	FV	629,700	13100	11,556.	254,600	897,400	897,400	Year End Roll	12/16/2013
2013	332	FV	629,700	13100	11,556.	254,600	897,400	897,400		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2704

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALLEN HAROLD J	69469-148		6/21/2017	Mult Lots	10	No	No		
DEVITO ALFRED M	68288-109		10/27/2016	Convenience	1	No	No		
ALLEN HARRY J J	66811-474		2/17/2016	Convenience	1	No	No		
CORMIER MICHAEL	52578-543		4/15/2009	Mult Lots	1,550,000	No	No		
	27537-415		8/1/1997	Family		No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/20/2019	1900	Addition	20,000	O				
4/8/1993	95	Manual	10,000	C				ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2018	MEAS&NOTICE	CC	Chris C
3/16/2009	Meas/Inspect	197	PATRIOT
4/7/2000	Meas/Inspect	197	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
332	Auto Repair		11556	16,998	Sq. Ft.	Site		0	30.5	1.47	CA									517,690						517,700	

Total AC/HA: 0.26529 | Total SF/SM: 11556 | Parcel LUC: 332 | Auto Repair | Prime NB Desc: COMM AVG | Total: 517,690 | Spl Credit | Total: 517,700

User Acct

22656

GIS Ref

GIS Ref

Insp Date

12/07/18

!2704!

PRINT

Date	Time
12/10/20	18:03:56

LAST REV

Date	Time
03/03/20	09:14:07

danam

USER DEFINED

Prior Id # 1:	22656
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	39 - Repair Gar.		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	21 - Conc. Block		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	18		
Prim Int Wall	5 - Minimul		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	24.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	24.5	%

CALC SUMMARY

Basic $ / SQ:	65.00
Size Adj.:	0.93827432
Const Adj.:	1.26803958
Adj $ / SQ:	77.335
Other Features:	5000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	680298
Depreciation:	166673
Depreciated Total:	513625

COMMENTS

BK:26913 PG:91 1957 / ARLMONT FUEL; FACTOR W/LOT 1C.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0		BRs: 0		Baths:					HB 2		

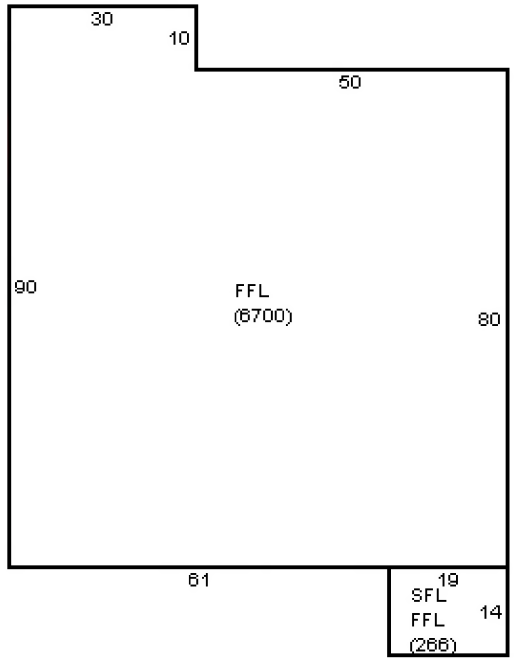
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	6,966	77.330	538,716
SFL	Second Floor	266	69.600	18,514
	Net Sketched Area:	7,232	Total:	557,230
Size Ad	7232	Gross Are	7232	FinArea 7232

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	100	WHS	100		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	93.58
Special Features:	0	Val/Su Net:	71.02
Final Total:	513600	Val/Su SzAd	71.02

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 033.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
65	Mezz-Unfin	D	Y	1	800	A	AV	1960	16.31	T	0	332			13,100			13,100

More:	N	Total Yard Items:	13,100	Total Special Featues:		Total:	13,100